

September 2003

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30 pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	1 County Holiday	2	3 No Planning Commission Meeting	4 No Planning Commission Meeting	5	6
7	8	9	10 Planning Commission Meeting View Agenda View Speakers List*	11 Planning Commission Meeting View Agenda View Speakers List*	12	13
14	15 Board of Supervisors Meeting	16	17 Planning Commission Meeting View Agenda View Speakers List*	18 Planning Commission Meeting MEETING CANCELLED View Agenda	19	20
21	22	23	24 Planning Commission Meeting View Agenda View Speakers List*	25 Planning Commission Meeting View Agenda View Speakers List*	26	27
28	29 Board of Supervisors Meeting	30				
<i>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</i>						
<i>All Planning Commission Meetings for the month of September will begin at 8:15 pm.</i>						

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 10, 2003

Posted: 3/24/03
Finalized: 10/8/03

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2003-SU-005 (Deferred from 7/17/03)	Kustom Kastles LLC	F. Burnszynski	Rec. Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2003-BR-017	Eastwood Properties, Inc.	K. Shields	Rec. Approval
PCA-2001-BR-028 (Moved from 10/15/03)	Zion Neighborhoods, LLC	W. Mayland	Rec. Approval
PCA-78-S-063-3 (Moved from 7/30/03)	Westfields Corporate Center Assoc.	T. Swagler	D/O to 9/24/03
RZ-2003-SU-028	Michael A. and Marie K. Ricciardi	K. Shields	Rec. Approval
SEA-93-Y-005-2	Van, LLC	K. Shields	Rec. Approval

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP-2002-HM-043 & SE-2002-HM-046 & PCA-79-C-037-5 (Moved from 5/7/03)	L. Farnum Johnson Jr. and Jeffrey J. Fairfield Managing Co – Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	W. Mayland	P/H to 11/19/03 (Admin. Moved)
PCA/FDPA-1998-SU-009 (Moved from 6/12/03)	Exxon Mobile Corporation	K. Shields	P/H to 1/14/04 (Admin. Moved)
RZ/FDP-2003-PR-009 (Moved from 7/9/03)	Uniwest Group, LLC	W. Mayland	P/H to 10/15/03 (Admin. Moved)
SEA-85-L-036-2 (Mason) (Moved from 9/17/03)	Trustees of Word of Life Assembly of God Church	F. Burnszynski	P/H to 10/08/03 (Admin. Moved)
SE-2003-SP-012 & RZ/FDP-2003-SP-018	Ivy Development, LC	T. Swagler	P/H to 10/15/03 (Admin. Moved)
S03-IV-MV1	Out of Turn Plan Amendment	E. Schreiner	P/H to 9/17/03 (Admin. Moved)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 10, 2003

Posted: 8/27/03
Finalized: 9/11/03

- 7:30 p.m.** The Planning Commission's **Policy and Procedures Committee** met in the Board Conference Room to continue discussions on the Area Plans Review process.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Sully District

RZ-2003-SU-005 - KUSTOM KASTLES LLC - Appl. to rezone from R-1 and WS to R-2 and WS to permit a cluster residential development at a density of 1.89 dwelling units per acre (du/ac) and a waiver the minimum district size requirement. Located on the W. side of Veronica Rd., approx. 200 ft. N. of its intersection with Fernbrook Dr. on approx. 2.65 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 55-1 ((2)) 32.

ITEMS SCHEDULED FOR PUBLIC HEARING

Braddock District

RZ 2003-BR-017 - EASTWOOD PROPERTIES, INC. - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.57 dwelling units per acre (du/ac). Located on the E. side of Ox Rd., approx. 200 ft. N. of Zion Dr. on approx. 1.27 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 68-3 ((1)) 8A.

PCA 2001-BR-028 - ZION NEIGHBORHOODS LLC - Appl. to amend the proffers for RZ 2001-BR-028 previously approved for residential development to permit the addition of one lot, the elimination of a stormwater management pond and site modifications at a density of 2.39 dwelling units per acre (du/ac). Located in the S.E. quadrant of Zion Dr. and Laura Belle La. on approx. 8.80 ac. of land zoned PDH-3. Comp. Plan Rec: 2-3 as an option. Tax Map 68-4 ((1)) 48, 49, 50A; 68-4 ((4)) A1, C, D, 1; 77-2 ((26)) 1-3.

Sully District

RZ 2003-SU-028 - MICHAEL A. AND MARIE K. RICCIARDI - Appl. to rezone from R-1, R-3 and WS to R-3 and WS to permit cluster residential development at a density of 2.54 dwelling units per acre (du/ac) and waivers of the minimum district size and open space requirements. Located on the W. side of Old Clifton Rd. at its intersection with Clifton Rd. on approx. 3.15 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 66-1 ((2)) 1 and 2.

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Wednesday, September 10, 2003

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Sully District (cont.)

PCA 78-S-063-3 - WESTFIELDS CORPORATE CENTER ASSOCIATES, LIMITED

PARTNERSHIP - Appl. to amend the proffers for RZ 78-S-063 previously approved for office development to amend the proffers concerning road phasing with an overall Floor Area Ratio (FAR) of 0.50. Located N. and S. of the intersection of Westfields Blvd., Sully Rd. and Stonecroft Blvd. on approx. 248.78 ac. of land zoned I-3 and WS. Comp. Plan Rec: Mixed use. Tax Map 44-1 ((1)) 6; 44-1 ((4)) 35; 44-3 ((1)) 10A, 15; 44-3 ((6)) 7, 14E and 21F.

SEA 93-Y-005-2 - VAN, LLC - Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 93-Y-005 previously approved for a fast food restaurant to permit modifications to development conditions. Located at 5931 Fort Dr. on approx. 1.36 ac. of land zoned C-8, HC, SC and WS. Tax Map 54-4 ((5)) 1A.

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA/SPEAKERS LIST
Wednesday, September 10, 2003

Posted: 9/10/03
Finalized: 9/11/03

KEY P/H – Public Hearing D/O – Decision Only

DECISION ONLY: RZ 2003-SU-005 - KUSTOM KASTLES LLC (P/H hearing held on 6/25/03)

PUBLIC HEARING:

RZ 2003-BR-017 - EASTWOOD PROPERTIES, INC.

NO SPEAKERS

PCA 2001-BR-028 - ZION NEIGHBORHOODS LLC

NO SPEAKERS

RZ 2003-SU-028 - MICHAEL A. AND MARIE K. RICCIARDI

- | | |
|---|---|
| 1. Robert Roman
13301 Sturno Drive
Clifton, VA 20124 | 4. Debra Noviello
5613 Clifton Road
Clifton, VA 20124 |
| 2. David Guill
13305 Green Mallard Court
Clifton, VA 20124 | 5. Deborah Kilpatrick
13301 Green Mallard Court
Clifton, VA 20124 |
| 3. William Kilpatrick
13301 Green Mallard Court
Clifton, VA 20124 | |

PCA 78-S-063-3 - WESTFIELDS CORPORATE CENTER ASSOCIATES LIMITED

NO SPEAKERS

SEA 93-Y-005-2 - VAN LLC

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, September 11, 2003

Posted: 5/15/03
Revised: 9/12/03

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS SCHEDULED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Architectural Elevations #7656-SP-15	Summit Fairfax Corner		Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S03-CW-1CP & Zoning Ordinance Amendment (Telecommunications) (Deferred from 7/23/03)	Out-of-Turn Plan Amendment	D. Marshall & L. Kirst	Rec. Approval
RZ-2002-PR-036 (P/H on 7/30/03)	Ralph W. & Nancy T. Shirley	M.A. Godfrey	Rec. Approval
RZ-1999-PR-035 (P/H on 7/30/03)	BBV Building Companies, Inc.	M.A. Godfrey	D/O to 9/18/03

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA-79-C-148 & FDPA-79-C-148	Keystone, LLC	M.A. Godfrey	Rec. Approval Approved
SE-2003-HM-010	Jacques J. Moore	C. Lewis	Rec. Approval
RZ-2003-PR-016	Ernest A. & Eileen M. Demarco, Trustees	C. Belgin	Rec. Approval
RZ-2003-DR-019	Trustees of Church Friends Meeting of Langley Hill	P. Braham	Rec. Approval

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA-2001-PR-040 & SEA-01-P-034	1960 Gallows Road, LLC	P. Braham	P/H to 12/4/03 (Admin. Moved)
SE-2003-PR-013	The Abused and Homeless Children's Refuge, DBA Alternative House	L. Shulenberger	P/H Deferred Indefinitely (Admin. Moved)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, September 11, 2003

Posted: 8/27/03
Finalized: 9/12/03

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Countywide

ZONING ORDINANCE AMENDMENT (TELECOMMUNICATIONS)/S03-CW-1CP - OUT-OF-TURN PLAN AMENDMENT - Appls. to amend Chapter 112 of the Zoning Ordinance to revise the mobile and land based telecommunication facility provisions, and to amend the Comprehensive Plan (S03-CW-1CP) to provide additional policy guidance for locating and establishing mobile and land based telecommunication facilities in the County. This Plan Amendment adds new objectives and policies to the Public Facilities element of the County's Policy Plan for evaluating the appropriate location, character and extent of telecommunication facilities under the County's 2232 Review process and provides an option for administratively reviewing facilities meeting specific standards for no visual impact.

Providence District

RZ 2002-PR-036 - RALPH W. AND NANCY T. SHIRLEY - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.71 dwelling units per acre (du/ac). Located at the W. terminus of Tobin Rd., approx. 580 ft. W. of its intersection with Monarch La. on approx. 32,215 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 59-1 ((1)) 7.

ITEMS SCHEDULED FOR PUBLIC HEARING

Dranesville District

RZ 2003-DR-019 - TRUSTEES OF CHURCH FRIENDS MEETING OF LANGLEY HILL - Appl. to rezone from R-1 and HD to R-2 and HD to permit expansion of an existing church with an overall Floor Area Ratio (FAR) of 0.20. Located in the N.W. quadrant of the intersection of Georgetown Pi. And Dogue Hill La. on approx. 15,300 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 22-3 ((1)) 48.

Hunter Mill District

SE 2003-HM-010 - JACQUES J. MOORE - Appl. under Sect. 4-704 of the Zoning Ordinance to permit expansion of an existing vehicle sales, rental and ancillary service establishment. Located at 8595 Leesburg Pi. on approx. 6.97 ac. of land zoned C-7, HC and SC. Tax Map 29-3 ((1)) 1B.

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, September 11, 2003

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Providence District

RZ 2003-PR-016 - ERNEST A. AND EILEEN M. DEMARCO, TRUSTEES - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.08 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Woodburn Rd. and Hayden La. on approx. 41,861 sq. ft. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 59-1 ((1)) 17.

PCA 79-C-148/FDPA 79-C-148 - KEYSTONE LLC - Appls. to amend the proffers and final development plan on a portion of RZ 79-C-148 previously approved for commercial development to permit four (4) single family dwellings at a density of 2.28 dwelling units per acre (du/ac) in a project with an overall density of 3.97 du/ac. Located on the N. side of Elmendorf Dr. and on the W. side of Aran Ct. on approx. 1.75 ac. of land zoned PDH-4. Comp. Plan Rec: 3-4 du/ac. Tax Map 47-2 ((28)) M1.

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA/SPEAKERS LIST
Thursday, September 11, 2003

Posted: 9/11/03
Finalized: 9/12/03

KEY P/H – Public Hearing D/O – Decision Only

DECISION ONLY: ZOA (TELECOMMUNICATIONS)/OTPA S03-CW-1CP (P/H on 6/18/03)
RZ 2002-PR-036 - RALPH W. AND NANCY T. SHIRLEY (P/H on 7/30/03)

DEFERRAL: RZ 1999-PR-035 - BBV BUILDING COMPANIES, INC. (P/H on 7/30/03)- D/O to 9/18/03

ADMINISTRATIVE: Architectural Elevations - Summit Fairfax Corner (#7656-SP-15) (Springfield)

PUBLIC HEARINGS:

PCA 79-C-148/FDPA 79-C-148 - KEYSTONE (Providence)

1. Fred Demech
3106 Mereworth Court
Oakton, VA 22124

SE 2003-HM-010 - JACQUES J. MOORE

1. Nancy Schindler
8874 Ashgrove House Lane
Vienna, VA 22182

RZ 2003-DR-019 - TRUSTEES OF CHURCH FRIENDS MEETING OF LANGLEY HILL

No speakers

RZ 2003-PR-016 - ERNEST A. AND EILEEN M. DEMARCO, TRUSTEES

No speakers

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, September 17, 2003

Posted: 5/15/03
Revised: 9/17/03

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA-84-P-101-3 FDPA-84-P-101-3 (Springfield)	Camden USA, Inc.	W. Mayland	Rec. Approval Approved
SE-2003-HM-014 & PCA-86-C-029-9 & FDPA-86-C-029-5	Prentiss Properties Acquisition Partners, L.P.	W. Mayland	Rec. Approval Rec. Approval Approved
Zoning Ordinance Amendment (Civil Penalties)		D. Pesto	P/H to 9/25/03
RZ-2003-LE-010 (Moved from 7/24/03)	J & C Enterprises	C. Lewis	Rec. Approval
S03-IV-MV3 (Moved from 10/02/03)	Out of Turn Plan Amendment	J. Hada	Rec. Approval
S03-IV-MV1 (Moved from 9/10/03)	Out of Turn Plan Amendment	E. Schreiner	Rec. Approval

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA-85-L-036-2 (Mason) (Moved from 7/23/03)	Trustees of Word of Life Assembly of God Church	F. Burnszynski	P/H to 9/10/03 (Admin. Moved)
Zoning Ordinance Amendment (SP/SE/Variance Extensions)		J. Reale	P/H To Be Determined (Admin. Moved)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 17, 2003

Posted: 8/28/03
Finalized: 9/24/03

- 7:30 p.m.** The Planning Commission's **Housing Committee** met in the Board Conference Room to discuss affordable housing.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

ITEMS SCHEDULED FOR PUBLIC HEARING

Hunter Mill District

PCA 86-C-029-9/FDPA 86-C-029-5 - PRENTISS PROPERTIES ACQUISITION PARTNERS, L.P. - Appls. to amend the proffers and final development plan for RZ 86-C-029 previously approved for mixed use development to permit site modifications and increase in building height at an overall Floor Area Ratio (FAR) of 0.73. Located W. of Sunrise Valley Dr., between the W. terminus of Dulles Corner La. and Loudoun County Line on approx. 11.05 ac. of land zoned PDC. Comp. Plan Rec: Mixed use. Tax Map 15-4 ((1)) 1B1. (Concurrent with SE 2003-HM-014.)

SE 2003-HM-014 - PRENTISS PROPERTIES ACQUISITION PARTNERS, L.P. - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located W. of Sunrise Valley Dr., between the W. terminus of Dulles Corner La. and Loudoun County Line on approx. 11.05 ac. of land zoned PDC. Tax Map 15-4 ((1)) 1B1. (Concurrent with PCA 86-C-029-9 and FDPA 86-C-029-5.)

Lee District

RZ 2003-LE-010 - J&C ENTERPRISES - Appl. to rezone from R-1 to I-5 to permit industrial development with an overall Floor Area Ratio (FAR) of 0.30. Located on the E. side of Cinder Bed Rd., approx. 1,000 ft. N. of its intersection with Hill Park Dr. on approx. 7.12 ac. of land. Comp. Plan Rec: Industrial. Tax Map 99-2 ((1)) 25 – 28.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 17, 2003

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Mt. Vernon District

S03-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County concerning approx. 8.89 ac. generally located on the northeast corner of Richmond Highway and Arlington Drive (92-4 ((1)) 94, 94A) in the Mount Vernon Supervisor District. The area is planned for office/hotel use at .50 FAR with an option for office/hotel at .70 FAR with conditions. The Plan Amendment will consider adding text that states a drive-thru bank may be appropriate if the area develops as a shopping center. Recommendations relating to the transportation network may also be modified.

S03-IV-MV3 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County concerning parcel 83-4((1))11A, located in the southwest quadrant of the intersection of Richmond Highway and the Capital Beltway (I-495/I-95). The amendment would increase the planned intensity for hotel use from 0.50 FAR to 0.60 FAR. Recommendations relating to the transportation network may also be modified.

Springfield District

PCA 84-P-101-3/FDPA 84-P-101-3 - CAMDEN U.S.A., INC. - Appls. to amend the proffers and final development plan for RZ 84-P-101 previously approved for mixed use development to permit residential and mixed use development at a density of 54 dwelling units per acre (du/ac). Located in the N.E. quadrant of the intersection of Fair Lakes Pkwy. and Monument Dr. on approx. 7.45 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area: Residential as an option. Tax Map 46-3 ((1)) 36E.

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA/SPEAKERS LIST
Wednesday, September 17, 2003

Posted: 9/17/03
Finalized: 9/24/03

KEY P/H – Public Hearing D/O – Decision Only

DEFERRAL: ZONING AMENDMENT ORDINANCE (Civil Penalties) - P/H to 9/25/03

PUBLIC HEARINGS:

PCA 86-C-029-9 - PRENTISS PROPERTIES ACQUISITION PARTNERS, LP
FDPA 86-C-029-5 - PRENTISS PROPERTIES ACQUISITION PARTNERS, LP
SE 2003-HM-014 - PRENTISS PROPERTIES ACQUISITION PARTNERS, LP

NO SPEAKERS

RZ 2003-LE-010 - J&C ENTERPRISES

NO SPEAKERS

S03-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT

1. Steven Lee
(Address Unknown)

S03-IV-MV3 - OUT-OF-TURN PLAN AMENDMENT

NO SPEAKERS

PCA 84-P-101-3 - CAMDEN U.S.A., INC.
FDPA 84-P-101-3 - CAMDEN U.S.A., INC. (Springfield)

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA

Thursday, September 18, 2003

Posted: 5/15/03
Finalized: 9/24/03

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer to the agenda on the deferral date or contact the Department of Planning and Zoning staff at 703-324-1290.

**DUE TO THE HURRICANE THREAT,
THE PLANNING COMMISSION MEETING
AND THE ENVIRONMENT COMMITTEE MEETING
SCHEDULED FOR SEPTEMBER 18, 2003,
WERE CANCELLED.**

**All items scheduled for public hearing and/or decision
by the Planning Commission on September 18, 2003,
have been rescheduled as indicated below.**

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-1999-PR-035 (Deferred from 9/11/03)	BBV Building Companies, Inc.	M.A. Godfrey	P/O to 9/24/03 (Admin. Moved)
RZ-2003-LE-006 (Deferred from 6/26/03)	MVHRC Holding, Inc.	L. Shulenberger	P/H to 10/8/03 (Admin. Moved)
RZ-2003-LE-001 & SEA-85-L-001-2 (Moved from 7/10/03)	Calvary Road Baptist Church	L. Shulenberger	P/H to 10/8/03 (Admin. Moved)
RZ/FDP-2003-PR-008 & PCA-75-7-004-2 (Moved from 6/25/03)	Lincoln Property Company Southwest, Inc.	C. Belgin	P/H to 12/3/03 (Admin. Moved)
RZ-2002-PR-038 (Moved from 6/25/03)	Clover Tysons Limited Partnership	C. Belgin	P/H to 11/20/03 (Admin. Moved)
RZ-2003-PR-002 (Moved from 6/26/03)	Christopher Management, Inc.	P. Braham	P/H to 10/15/03 (Admin. Moved)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 24, 2003

Posted: 5/15/03
Revised: 9/25/03

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-S03-23 (4600 West Ox Rd.)	Fairfax Co. Dept. of Information Technology		Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA-78-S-063-3 (P/H on 9/10/03)	Westfields Corporate Center Assoc.	T. Swagler	D/O to 10/22/03
RZ-1999-PR-035 (Moved from 9/18/03)	BBV Building Companies, Inc.	M.A. Godfrey	D/O to 9/25/03

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2003-SP-020	FMMT, LLC	T. Swagler	Rec. Approval
SE-2003-MV-015	Accotink Academy, Inc.	T. Swagler	D/O Deferred Indefinitely
SE-2003-DR-018	Bank of America, N.A.	K. Shields	Rec. Approval
RZ-2003-BR-012 & FDP-2003-BR-012 (Moved from 7/23/03)	Christopher Management, Inc.	T. Swagler	Rec. Approval Approved
SEA-94-M-047 (Deferred from 7/23/03)	Saul Subsidiary I	T. Swagler	P/H to 10/15/03
RZ-2001-DR-038 & RZ-2001-DR-013 & SEA-97-D-038 (Deferred from 7/23/03)	Fairfax County Park Authority (Trustees of) Temple Rodef Shalom (Trustees of) Temple Rodef Shalom	M. Stanfield	P/H to 11/6/03

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2003-BR-003 (Moved from 6/18/03)	Landmark Property Development, LLC	K. Shields	P/H to 10/22/03 (Admin. Moved)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 24, 2003

Posted: 8/28/03
Finalized: 9/25/03

- 7:30 p.m.** The Planning Commission's **Policy and Procedures Committee** met in the Board Conference Room to discuss PDH and open space amendments.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Items deferred.

ITEMS SCHEDULED FOR PUBLIC HEARING

Braddock District

RZ 2003-BR-012/FDP 2003-BR-012 - CHRISTOPHER MANAGEMENT, INC. - Appls. to rezone from R-1 and WS to PDH-4 and WS to permit residential development at a density of 3.91 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located at the S. terminus of Rust Rd., W. of the City of Fairfax boundary on approx. 6.39 ac. of land. Comp. Plan Rec: Fairfax Center Area: Residential option at 3-4 du/ac. Tax Map 57-1 ((1)) 3-7 and a portion of a private outlet road.

Dranesville District

SE 2003-DR-018 - BANK OF AMERICA, NA - Appl. under Sect. 4-604 of the Zoning Ordinance to permit a drive-in bank. Located at 748 Walker Rd. on approx. 26,250 sq. ft. of land zoned C-6. Tax Map 13-1 ((1)) 8.

Mt. Vernon District

SE 2003-MV-015 - ACCOTINK ACADEMY, INC. - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a private school of general education, nursery school and child care center. Located at 8990 Hooes Rd. on approx. 10.11 ac. of land zoned R-1. Tax Map 106-2 ((1)) 13A.

Springfield District

RZ 2003-SP-020 - FMMT, LLC - Appl. to rezone from R-1, R-C and WS to R-2 and WS to permit residential development at a density of 1.06 dwelling units per acre (du/ac). Located in the N.E. quadrant of the intersection of Ox Rd. and Lee Chapel Rd. on approx. 6.61 ac. of land. Comp. Plan Rec: 0.5-1 du/ac and 1-2 du/ac. Tax Map 97-1 ((1)) 10 and 12.

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA/SPEAKERS LIST
Wednesday, September 24, 2003

Posted: 9/24/03
Finalized: 9/25/03

KEY P/H – Public Hearing D/O – Decision Only

DEFERRALS: RZ 2001-DR-038 - FAIRFAX COUNTY PARK AUTHORITY - P/H to 11/6/03
SEA 97-D-038 - TEMPLE RODEF SHALOM - P/H to 11/6/03
RZ 2001-DR-013 - TEMPLE RODEF SHALOM - P/H to 11/6/03
SEA 94-M-047 - SAUL SUBSIDIARY I LP – P/H to 10/15/03
PCA 78-S-063-3 - WESTFIELDS CORPORATE (P/H on 9/10/03) - D/O to 10/22/03
RZ 1999-PR-035 - BBV BUILDING (P/H on 7/30/03) - D/O to 9/25/03

FEATURE SHOWN: FS-S03-23 - Fairfax County DIT - 4600 West Ox Road - 10/10/03

PUBLIC HEARINGS:

RZ 2003-BR-012 - CHRISTOPHER MANAGEMENT
FDP 2003-BR-012 - CHRISTOPHER MANAGEMENT

1. David Newman
11017 Pumpkin Place
Fairfax, VA 22030

RZ 2003-SP-020 - FMMT, LLC

1. Joseph Kime
Lee Chapel Grove HOA
9773 Viewcrest Drive
Fairfax Station, VA 22039

SE 2003-DR-018 - BANK OF AMERICA NA

NO SPEAKERS

SE 2003-MV-015 - ACCOTINK ACADEMY, INC.

- | | | |
|--|---|--|
| 1. Caroline Gergel
Timber Ridge HOA
8909 Triple Ridge Road
Fairfax Station, VA 22039 | 6. Marty Schirmacher
South County Federation
9534 Third Place
Lorton, VA 22079 | 11. Joe Rosboshil
8915 Igoe Street
Lorton, VA 22079 |
| 2. Jay Berry
9014 Ridgeley Drive
Lorton, VA 22079 | 7. Michael Caroll
8838 Surveyors Place
Springfield, VA 22152 | 12. Susan Arens
8928 Renshaw Court
Springfield, VA 22153 |
| 3. Ken Richmond
Crosspointe HOA
Crosspointe Swim & Racquet
8214 Silverline Drive
Fairfax Station, VA 22039 | 8. Miles Muramoto
9019 Igoe Street
Lorton, VA 22079 | |
| 4. Robert Knarr
8978 Hooes Road
Lorton, VA 22079-3002 | 9. Jay Brown
9017 Ridgely Drive
Lorton, VA 22079 | |
| 5. John Fedorshik
Lorfox Heights Civic Assoc.
9000 Ridgely Drive
Lorton, VA 22079 | 10. Celeste Hufford
8932 Igoe Street
Lorton, VA 22079 | |

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, September 25, 2003

Posted: 6/12/03
Finalized: 9/25/03

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-1999-PR-035 (Moved from 9/24/03)	BBV Building Companies, Inc.	M.A. Godfrey	Rec. Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment (Civil Penalties) (Deferred from 9/17/03)		D. Pesto	Rec. Approval
PCA-1998-DR-049 FDPA-1998-DR-049	Hampstead Village LLC	P. Braham	Rec. Approval Approved
Chesapeake Bay Ordinance Amendments (Intense Development Areas)		J. Friedman	D/O Deferred Indefinitely
PCA-84-P-035-4 & FDPA-84-P-035-4 & CSPA-84-P-035 (Deferred from 6/26/03)	JCJ LC	P. Braham	P/H to 10/08/03
SEA-84-D-086-5	The Langley School	M.A. Godfrey	P/H to 10/02/03

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA-99-V-018 (CRD)	Alexandria Hotel Associates, LC	C. Lewis	P/H to 11/20/03 (Admin. Moved)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, September 25, 2003

Posted: 8/28/03
Finalized: 9/25/03

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Providence District

RZ 1999-PR-035 - BBV BUILDING COMPANIES, INC. - Appl. to rezone from R-1 to R-2 to permit a cluster residential development at a density of 1.82 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Gallows Rd. and Idylwood Rd. on approx. 7.70 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 39-4 ((1)) 26.

ITEMS SCHEDULED FOR PUBLIC HEARING

Countywide

ZONING AMENDMENT ORDINANCE (CIVIL PENALTIES FOR PROHIBITED SIGNS) - To amend Chapter 112 as follows: Incorporates increased civil penalties for violations of the Zoning Ordinance as provided for under a recent amendment to the *Code of Virginia* and makes an editorial revision concerning civil penalties for prohibited signs.

CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) AND PUBLIC FACILITIES MANUAL - The proposed amendments will add performance criteria for encroachments in Resource Protection Areas in Intensely Developed Areas (IDAs), provide a new option for meeting the water quality control requirements of the Ordinance for IDAs and other redevelopment areas designated by the Board of Supervisors, and will create IDAs for the Tysons Corner Urban Center through an amendment of the Chesapeake Bay Preservation Areas map.

Dranesville District

PCA 1998-DR-049/FDPA 1998-DR-049 - HAMPSTEAD VILLAGE LLC - Appls. to amend the proffers and final development plan for RZ 1998-DR-049 previously approved for residential development to permit change in unit type within a portion of RZ 1998-DR-049 at an overall density of 6.05 dwelling units per acre (du/ac) including bonus density for the provision of Affordable Dwelling Units (ADUs). Located on the S. side of Farm Hill Dr., N. of Farm Meadow Ct. on approx. 26,400 sq. ft. of land zoned PDH-5. Comp. Plan Rec: 3-4 du/ac. Tax Map 30-1 ((30)) 35, 36, pt. E1 and D.

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA/SPEAKERS LIST
Wednesday, September 25, 2003

Posted: 9/25/03
Revised: 9/26/03

KEY P/H – Public Hearing D/O – Decision Only

DEFERRALS: SEA 84-D-086-5 - THE LANGLEY SCHOOL - P/H to 10/2/03
PCA 84-P-035-4 - JCJ, LC - P/H to 10/8/03
FDPA 84-P-035-4 - JCJ, LC “ “ “
CSPA 84-P-035 - JCJ, LC “ “ “

DECISION: RZ 1999-PR-035 - BBV BUILDING (P/H on 7/30/03)

PUBLIC HEARINGS:

CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) AMENDMENTS
PUBLIC FACILITIES MANUAL AMENDMENT (Intensely Developed Areas)

1. Cliff Fairweather
Audubon Naturalist Society
12829 Chestnut Street
Clifton, VA 20124
2. Russell Wanek
13968 Lightburn Lane
Centreville, VA 20121
3. Frank Crandell
EQAC & McLean Citizens Association
900 Turkey Run Road
McLean, VA 22101-1700
4. Thomas D. Fleury
West*Group
1600 Anderson Road
McLean, VA 22102

PCA 1998-DR-049 - HAMPSTEAD VILLAGE
FDPA 1998-DR-049 - HAMPSTEAD VILLAGE

NO SPEAKERS

ZONING ORDINANCE AMENDMENT
(Civil Penalties)

NO SPEAKERS